

City of McKinney
Fiscal Impact Model
Dashboard Summary

Case: 21-0046Z

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Retail)	PD - Planned Development (Retail)	Established Community: Commercial Center
Annual Operating Revenues	\$2,736,214	\$2,411,172	\$2,049,496
Annual Operating Expenses	\$779,907	\$220,772	\$187,656
Net Surplus (Deficit)	\$1,956,307	\$2,190,400	\$1,861,840

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$60,480,000	\$0	\$0
Residential Development Value (per unit)	\$144,000	\$0	\$0
Residential Development Value (per acre)	\$3,436,364	\$0	\$0
Total Nonresidential Development Value	\$92,893,878	\$100,852,290	\$85,724,447
Nonresidential Development Value (per square foot)	\$180	\$180	\$180
Nonresidential Development Value (per acre)	\$2,744,280	\$1,960,200	\$1,666,170

Projected Output			
Total Employment	800	868	738
Total Households	420	0	0

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	1.2%	0.0%	0.0%
% Retail	14.7%	16.0%	13.6%
% Office	0.0%	0.0%	0.0%
% Industrial	0.0%	0.0%	0.0%

*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	0.0%
% Retail	0.0%	0.0%	0.0%
% Office	0.0%	0.0%	0.0%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan